Karen Johnson Davidson County
Batch# 751443 DEEDWARR
11/08/2021 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $684.50
20211108-0149168

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20216101 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$185,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 1st day of November, 2021. Notary Public My Commission Expires: 3-2-23

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 1st day of November, 2021, among:

TIMOTHY J. BROWN AND SHANNON R. BROWN, husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

FARHAD ASHRAFZADEH AND KIANOOSH NASSEH, husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a PK nail set in the centerline of Eastons Creek Rd, at the mouth of Rawlings Road, "formerly known as Bernard Road", also being the southwest corner of the James C. Midgett, Jr & Maril Midgett Tract as recorded in Deed Book 1679, page 635 Register's Office for Davidson County, Tennessee; thence leaving said centerline along the south line of the above mentioned Midget tract S 89 degrees 09' 36" E a distance of 539.98 to an iron pin found at the southeast corner of said Midgett tract; said point also being the southwest corner of the Joe N. Smith et. al. tract, now or formerly recorded in DB 1246, page 375, RODCT; thence S 88 degrees 51' 42" E along the south line of said Joe N. Smith et. al. tract a distance of 515.44 to an iron pin found at the southeast corner of said Smith Tract; thence S 02 degrees 20' 00" W along the west line of said Smith Tract a distance of 443.58 to an iron pin found; said point being the southwest corner of said Smith Tract; also being the northeast corner of the Billy H. Meeks, et. ux., now or formerly, as recorded in DB 8556, page 725, RODCT; thence N. 89 degrees 39' 23" W along the north line of said Meeks tract a distance of 165.48 to an iron pin found; said point being the Southeast corner of the Waymon Smith Tract, now or formerly recorded in DB 5774, page 693 RODCT; thence N 01 degree 35' 38" E along the east line of said Smith Tract a distance of 300.79 to an iron pin found at the northeast corner of said Smith Tract; thence along the north line of said Smith Tract N 88 degrees 43' 54" W a distance of 883.77 to a nail found in the centerline of Eatons Creek Road; thence N 01 degree 24' 59" E along said centerline a distance of 140.18 to the point and place of beginning, containing 4.62 acres, more or less, according to survey by James C. Terry, RLS #2287.

BEING the same property conveyed to Timothy J. Brown, Sr. and Shannon R. Brown by Warranty Deed from Kimberly Lee Ward, devisee of the Estate of Kenneth Wayne Ward and Gini Taylor Ward, Toni Ward Eason, Steven Ward, Brian Keith Ward, devisees of the Estate of Tommy Eugene Ward dated December 29, 2017 and filed of record in Instrument No. 20180126-0008380, Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Timothy J. Brown

Shannon R. Brown

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Timothy J. Brown and Shannon R. Brown, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of November, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Farhad Ashrafzadeh and Kianoosh Nasseh
Address: 6198 Eatons Creek Rd
City, State, Zip: Joelton, TN 37080

Responsible Party For Taxes:

Name: Farhad Ashrafzadeh and Kianoosh Nasseh
Address: 104 Aspen Ct.
City, State, Zip: Bowling Green, KY 42104

Tax ID: 021-00-0-190.00

Certificate of Authenticity

I, **Nick Harris**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Nov 1, 2021.

Affiant Signature

11-01-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of November, 2021.

Notary's Signature

My Commission Expires: 3/7/22
Date

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY